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# Know all Men by these Presents

That COLLEGE MOTOR HOTEL, INC.

TRANSFER  
TAX  
PAID

02/19/96

a corporation organized and existing under the laws of the State of Maine  
and located at Waterville

in the County of Kennebec and State of Maine  
in consideration of ONE (\$1.00) DOLLAR and other valuable consideration,

paid by LAFAYETTE WATERVILLE, INC., a Maine corporation with a place of business in Waterville, County of Kennebec, and State of Maine,

the receipt whereof it does  hereby acknowledge, do es  hereby  
give, grant, bargain, sell and convey unto the said LAFAYETTE WATERVILLE, INC.

~~its successors and assigns~~  
~~hereinafter referred to as "the grantee"~~  
two (2) certain lots or parcels of land with the buildings thereon situated in Waterville, County of Kennebec, and State of Maine, bounded and described as follows:

FIRST PARCEL

beginning at the intersection of the southerly right of way line of Interstate highway #95 and the westerly line of Main Street; thence southerly along the westerly line of Main Street a distance of two hundred thirty-four feet (234'); thence westerly in said westerly line a distance of ten feet (10'); thence southerly in said westerly line a distance of one hundred sixty-six feet (166'); thence westerly parallel to the grantors' southerly line, a distance of eight hundred and twenty-six feet (826'); thence northerly, at a right angle with said southerly line of Interstate highway #95, a distance of two hundred and fifty-three feet (253'), more or less, to said southerly line of Interstate highway #95; thence easterly along said southerly line a distance of six hundred and thirty-five feet (635') to the point of beginning, containing five (5) acres.

being the same premises conveyed by Roland G. Ware to Robert Sage by Warranty Deed dated December 5, 1962 and recorded January 28, 1963 in Kennebec County Registry of Deeds, Book 1290, page 286.

SECOND PARCEL

beginning at the southeasterly corner of land of Robert Sage on the westerly line of Main Street; thence, southerly along the westerly line of Main Street to an iron pin at the southeasterly corner of land of the herein grantor; thence northwesterly along the northerly lines of Richard Hawkes and Lewis J. Rosenthal for a distance of two thousand six hundred eighty-one and twenty-five one hundredths feet (2,681.25') to an iron pin on the southerly boundary of the right of way line of Interstate highway #95; thence southwesterly one hundred fifty-six and eight-tenths feet (156.8'); thence northwesterly fifty-seven feet (57'), more or less, to the right of way line of Interstate highway #95; thence northerly along the easterly boundary of the right of way line of Interstate highway #95; thence northeasterly along the said Interstate highway line thirty-nine and thirty-one one-hundredths feet (39.31'); thence southeasterly along said Interstate highway line one hundred seventy-five feet (175') to an iron pin; thence northeasterly along said Interstate highway line one hundred ninety-five feet (195'), more or less, to a pin; thence easterly along the southerly right of way line of said Interstate highway #95 to the westerly line of land of the herein grantor; thence southerly along the westerly line of the herein grantor a distance of two hundred fifty-three feet (253'), more or less; thence easterly along the southerly line of the herein grantor a distance of eight hundred twenty-six feet (826') to the point of beginning.

being the same premises conveyed by Roland G. Ware to Robert Sage by Warranty Deed dated October 1, 1963 and recorded April 23, 1964 in Kennebec County Registry of Deeds, book 1335, page 269.

EXCISING AND RESERVING from the above-described parcels the following parcel:

beginning at the southeasterly corner of land now or formerly of College Motor Hotel, Inc., which point is in the westerly line of Main Street and one hundred sixty-seven and 47/100 (167.47') feet southerly from a main highway bound and running S 5° 45' E, bounding easterly on Main Street one hundred thirty-three and 63/100 (133.63') feet to the northeasterly corner of land now or formerly of Evelyn F. Rosenthal; thence turning an interior angle of 54° 10' 30" and running N 60° 04' 30" W, bounding southwesterly on said land now or formerly of Evelyn F. Rosenthal and on land now or formerly of Elm Realty trust two hundred and no/100 (200') feet to a point; thence turning an interior angle of 91° 24' and running N 20° 31' 30" E, bounding northwesterly on land now or formerly of Robert Sage and on said land now or formerly of College Motor Hotel, Inc. ninety-three and 17/100 (93.17') feet to a point; thence turning an interior angle of 124° 16' 30" and running N 34° 15' E, bounding northerly of said land now or formerly of College Motor Hotel, Inc., one hundred ten and no/100 (110') feet to the point of beginning, making an interior angle of 90° 00' with the first-described course. Contains 19,965 square feet of land.

being the same premises conveyed by Robert Sage to Sun Oil Company by deed dated August 6, 1965 and recorded August 9, 1965 in Kennebec County Registry of Deeds, book 1383, page 429.

and promises conveyed hereby constitute all of the promises acquired by College Motor Hotel, Inc. by two deeds from Robert Sage, the first dated December 2, 1964 and recorded December 4, 1964, in Kennebec County Registry of Deeds, book 1362, page 494; the second dated December 14, 1977 and recorded December 16, 1977 in Kennebec County Registry of Deeds, book 2068, page 87.

On 19 day of Aug the 1993 year did the aforesigned and bargained premises with all the privileges and appurtenances thereof to the said LAFAYETTE WATERVILLE, INC., its successors and assigns.

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to its and their use and behoof forever.

And do as COVENANT with the said Grantor its successors and assigns, that it is lawfully seized in fee of the premises that they are free of all encumbrances except as aforesaid:

that it has ~~above~~ good right to sell and convey the same to the said Grantee to hold as aforesaid, and that it and its successors and assigns will WARRANT and DEFEND the same to the said Grantee its successors ~~and~~ and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, the said COLLEGE MOTOR HOTEL, INC.,

has caused this instrument to be sealed with its corporate seal and signed in its corporate name by

(to)

hereunto duly authorized, this 19<sup>th</sup> day of August,  
in the year one thousand nine hundred and ninety-three.

Signed, Sealed and Delivered

in presence of  


COLLEGE MOTOR HOTEL, INC.  
by Robert Sage  
its President, only  
authorized Robert Sage  
President

(Corporate Seal)

State of Maine,

KENNEBEC,

August 19, 1993.

Then personally appeared the above named Robert Sage  
President of said Grantor  
Corporation as aforesaid, and acknowledged the foregoing instrument to be his free  
act and deed in his said capacity, and the free act and deed of said corporation.

RECEIVED KENNEBEC SS.

1993 AUG 19 PM 2:15

Before me Justice of the Peace - Attorney at Law - Notary Public

William H. H. 1950A

ATTEST: William H. H. 1950A  
REGISTER OF DEEDS